

Supplement to the Highland Municipal Code

Section 214.180: RD-Redevelopment District

FINAL July 1, 2008





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General Provisions

§ 214.180.010 PURPOSE AND INTENT

This document is intended to be utilized in conjunction with the Highland Municipal Code, most current edition. The design standards outlined herein have been created to promote site development, buildings and structures which are compatible with the character of development or use allowed within the Redevelopment District of Highland.

Exemptions from these standards are as follows. The purpose of the exemptions is to minimize hardship to existing and minor new development that will not adversely impact the character of the redevelopment district. Exemptions do not relieve development from compliance with the Highland Municipal Code, and must still receive required approval(s) from the building and zoning departments.

- 1. Pre-existing development that precedes the date of the adoption of these standards.
- 2. Renovations and/or remodeling to existing single family residential property.
- 3. Replacement of siding or roofing to existing single story commercial property. Although the design standards are exempt, property owners are encouraged to follow the guidelines in order to be compatible with surrounding development that is governed by these standards.
- 4. New structures that are ancillary to the primary business usage of the property, and that do not front the primary public right of way.

In order to carry out the purpose and provisions of these design standards, all development governed by these standards shall be subject to a Design Coordination Process, which results in a formal approval by the Design Advisory Committee (DAC).

Design Advisory Committee

The purpose of the DAC shall be to evaluate the proposed development for compliance with the Design Standards adopted by the Town of Highland, for the Redevelopment District. The DAC shall be comprised of individuals appointed by the Redevelopment Commission.

Design Coordination Process

The following process is required for development in the Redevelopment District defined herein:

- Development subject to these standards shall be presented to the Redevelopment Commission by the property owner in the form of a letter addressed to the Director of Redevelopment indicating the legal property address and outlining the proposed development.
- The Director of Redevelopment or designee shall coordinate a meeting with the owner/applicant in order to gather more detailed information of the proposed development.

- The Director and/or the owner/applicant shall present the proposed development to the Redevelopment Commission at their regularly scheduled meeting. Owner/applicant shall present the following concept documents:
 - o Site plan indicating proposed
 - Building footprint,
 - Landscape/hardscape elements
 - Parking,
 - Stormwater strategy
 - o Building elevations and/or three dimensional rendering
- The Redevelopment Commission shall determine if the project is subject to the design standards; if the project is determined to be subject to the standards, the Redevelopment Commission shall authorize the Director to establish a meeting of the Design Advisory Committee to evaluate the proposed development.
- The owner/applicant shall present the proposed development to the Design Advisory Committee.

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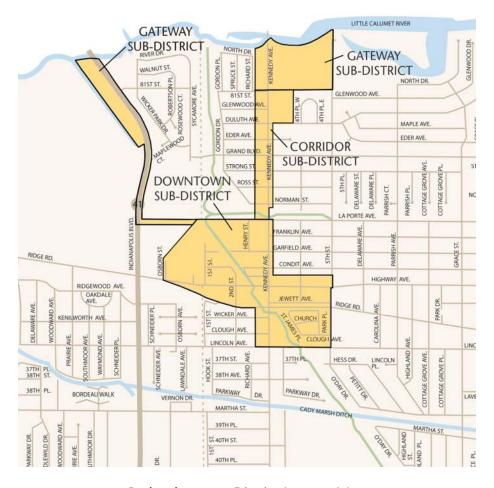
- The Design Advisory Committee (DAC) shall convene at the authorization of the Redevelopment Commission.
- At the established DAC meeting, the DAC shall offer suggestions and requirements to bring a project into compliance with the Design Standards.
- The owner shall resubmit the project, if required, to the DAC for formal approval.
- Once the proposed project is determined to be in compliance with the Design Standards, the DAC shall authorize the owner to proceed with the required building and/or zoning process for permit issuance.

The following process is required for development in the Redevelopment District defined herein:

• Development subject to these standards shall be presented to the Redevelopment Commission by the property owner in the form of a letter addressed to the Director of Redevelopment indicating the legal property address and outlining the proposed development.

Zoning Classification

§ 214.180.020 HIGHLAND REDEVELOPMENT DISTRICT



Redevelopment District Locator Map

The boundaries of the Redevelopment District are continually updated by the Redevelopment Commission. The most recent legal description of the Redevelopment District is available on the Redevelopment Commission website.

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA 2007

(Town to provide updated legal description of expanded Gateway sub-district.)

Commencing with the intersection of Lincoln Avenue and the alley West of Kennedy Avenue:

THENCE: East along Lincoln Avenue to the intersection of Lincoln Avenue and Fifth Street;

THENCE: North along Fifth Street to the intersection of the alley North of Highway Avenue and Fifth Street;

THENCE: West along the alley North of Highway Avenue to the intersection of the alley North of Highway Avenue and the alley East of Kennedy Avenue;

- **THENCE:** North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the centerline of LaPorte Avenue;
- **THENCE:** West along the centerline of LaPorte Avenue to the intersection of the centerline of LaPorte Avenue and the centerline of Kennedy Avenue;
- **THENCE:** North along the centerline of Kennedy Avenue 150 feet;
- **THENCE:** East along the North line of the NIPSCO Right-of-Way to the intersection of the North line of the NIPSCO Right-of-Way and the alley East of Kennedy Avenue;
- **THENCE:** North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the South Right-of-Way line of Duluth Avenue;
- **THENCE:** East along the South Right-of-Way line of Duluth Avenue to the intersection of the South Right-of-Way line of Duluth Avenue to the alley that is East of Kennedy Avenue and West of West Fourth Place;
- **THENCE:** North 714 feet, more or less, along the alley East of Kennedy Avenue and West of West Fourth Place;
- **THENCE**: East 50 feet, more or less, along Eighty First Street, if extended;
- **THENCE:** North 983 feet, more or less, to the Southern boundary of the Little Calumet River;
- **THENCE:** West along the Southern boundary of the Little Calumet River to the intersection of the Southern boundary of the Little Calumet River and the alley West of Kennedy Avenue;
- **THENCE:** South along the alley West of Kennedy Avenue to the intersection of the alley West of Kennedy Avenue and the North side of LaPorte Avenue;
- **THENCE:** West along the North side of LaPorte Avenue, if extended, to the intersection of the North side of LaPorte Avenue and the East side of Indianapolis Boulevard;
- **THENCE:** North along the East side of Indianapolis Boulevard 3575 feet, more or less, to the Southern boundary of the Little Calumet River;
- **THENCE:** West 70 feet along the Little Calumet River across Indianapolis Boulevard;
- **THENCE:** West an additional 200 feet, more or less, along the Southern boundary of the Little Calumet River;
- **THENCE:** South 1700 feet, more or less;
- **THENCE**: East 200 Feet, more or less, to the West side of Indianapolis Boulevard;
- **THENCE:** South 1875 feet, more or less, along the West side of Indianapolis Boulevard to the intersection of the West side of Indianapolis Boulevard and the South side of LaPorte Avenue, if extended;
- **THENCE:** East along the South side of LaPorte Avenue, if extended, to the intersection of the South side of LaPorte Avenue, if extended, to the West side of the Norfolk Southern Railroad Right-of-Way where it meets the NIPSCO Right-of-Way;
- **THENCE:** Southwest along the NIPSCO Right-of-Way to the intersection of the NIPSCO Right-of-Way to the West side of Osborn Avenue;
- **THENCE:** South along the West side of Osborn Avenue to the intersection of the West side of Osborn Avenue and the South side of Ridge Road;
- **THENCE:** East along the South side of Ridge Road to the intersection of the South side of Ridge Road to the alley West of Kennedy Avenue;
- **THENCE:** South along the alley West of Kennedy Avenue to the point of beginning at the intersection of the alley West of Kennedy Avenue and Lincoln Avenue.

In accordance with the Redevelopment Plan, the area has been divided into three Sub-Districts. The general boundaries of the sub-districts are listed below. The most recent legal descriptions of the Redevelopment Sub-Districts are available on the Redevelopment Commission website.

§ 214.180.021 GATEWAY SUB-DISTRICT

The Gateway Sub-District is generally defined as that area bounded on the South by 81st Street, on the West by and inclusive of the alley beyond Kennedy Avenue, on the North by the Town line, and on the East by and inclusive of the alley beyond Kennedy Avenue and by that area along the east and west side of Kennedy Avenue north of LaPorte Avenue if LaPorte Avenue was extended to Indianapolis Boulevard.

§ 214.180.022 CORRIDOR SUB-DISTRICT

The Corridor Sub-District is generally defined as that area bounded on the South by La Porte Avenue, on the West by and inclusive of the alley beyond Kennedy Avenue, on the North by 81st Street and on the East by and inclusive of the alley beyond Kennedy Avenue.

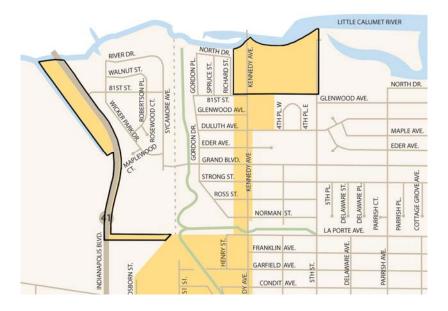
§ 214.180.023 DOWNTOWN SUB-DISTRICT

The Downtown Sub-District is generally defined as that area bounded on the South by Lincoln Avenue, on the West by Osborne Street, on the north by La Porte Avenue and on the East by Fifth Street/Main Square Park.

Gateway Sub-District

§ 214.180.030 PURPOSE

The purpose of this subchapter is to establish a district designed to accommodate local and regional developments of Office, Hospitality, Entertainment, and Educational uses with Residential uses along the Riverfront west of Kennedy Avenue. The gateway is intended to develop an identity for the area that is representative of the Highland Community. The goal is to generate regionally scaled development, promote buildings with architectural distinction, and encourage environmental sustainability. Streetscapes and Promenades will include tree-lined walks and parkways, landscaped zones that buffer pedestrian traffic from higher speed vehicular traffic and paths that connect the Town to the Riverfront.



Gateway Sub-District Locator Map

§ 214.180.031 LIMITATIONS OF USE

Permitted uses in the Gateway Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor except along the Riverfront west of Kennedy Avenue.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial, hospitality, institutional, office or educational use shall be above a residential use.
- (C) All permitted uses in this district shall be conducted in completely enclosed buildings, except for off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted. Outdoor sales of retail items may be sold in compliance with §214.111(C). Outdoor dining is exempt from §214.111(C)(5).
- (D) The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

§ 214.180.032 PERMITTED USES

The following listed uses are permitted uses in the Gateway Sub-District.

- (A) Hospitality
 - (1) Hotels
 - (2) Motels
 - (3) Restaurants
 - (4) Sports, Entertainment, or Recreational Uses
- (B) Professional Office
 - (1) Medical Office (Multi-story)
 - (2) Technical/Professional Offices
 - (3) Customer Service Centers
 - (4) Other Mixed Professional Uses
- (C) Educational Facilities

Date: 07.01.2008

- (1) College or Preparatory Schools
- (D) Parking Structure as described in 214.180.122.
- (E) Residential Uses: (1) Permitted on all floors above the first floor. (2) Permitted on the first floor west of Kennedy Avenue where not fronting Kennedy Avenue.
- (F) Other uses not specifically listed which are of the same general character as the above permitted uses

may be approved at the administrative discretion of the Building Commissioner without approval of a use variance by the Board of Zoning Appeals









§ 214.180.033 USE VARIANCES

In the Gateway Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.

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§ 214.180.034 PROPERTY DEVELOPMENT STANDARDS

- (A) Maximum lot coverage. The maximum building coverage in the Gateway Sub-District is ninety-five (95) percent.
- (B) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Gateway Sub-District is:
 - (1) One bedroom 1,000 square feet
 - (2) Two bedroom 1,200 square feet
 - (3) Three bedroom 1,350 square feet
 - (4) Four bedroom 1,500 square feet



(C) Yards:

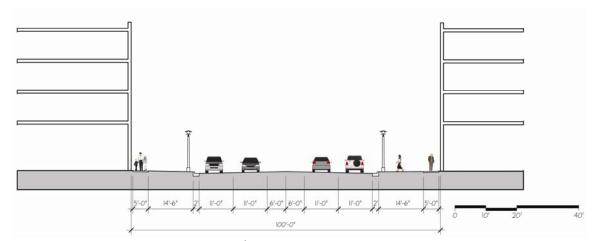
- (1) Front Yard:
 - (a) Minimum: In the Gateway Sub-District the minimum front yard is zero (0) feet.
 - (b) Maximum: In the Gateway Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of fifty

- (50) percent of the space between the property line and the face of building shall include hardscape elements.
- (2) Minimum Side Yard: In the Gateway Sub-District the minimum side yard is zero (0) feet.
- (3) Minimum Back Yard: In the Gateway Sub-District the minimum back yard is zero (0) feet.

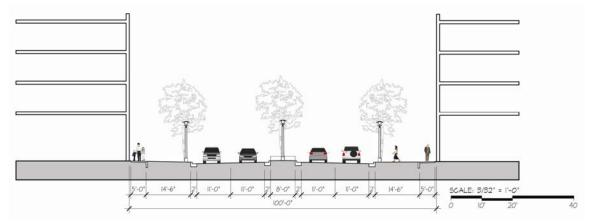




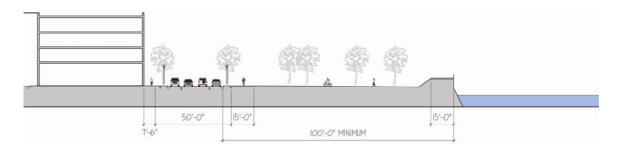
- (D) Building Width: The minimum building width in the Gateway Sub-District is forty (40) feet.
- (E) Building Height: The minimum building height in the Gateway Sub-District is twenty-five (25) feet.



Kennedy Avenue Street Section (2007 Road Construction Project)



Kennedy Avenue Street Section (Potential Future Development)



Riverfront Promenade Section (Potential Future Development)

Corridor Sub-District

§ 214.180.040 PURPOSE

The purpose of this subchapter is to establish a Sub-District designed and intended to accommodate mixed-use, mid-rise commercial, office and residential use, promoting buildings with architectural distinction and encouraging environmental sustainability. The corridor is also intended to develop streetscape improvements that will include tree-lined walks and parkways, landscaped areas and street level building design that encourages and supports pedestrian traffic.



Corridor Sub-District Locator Map

§ 214.180.041 LIMITATIONS OF USE

Permitted uses in the Corridor Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor in buildings which contain a business use.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial or civic use shall be above a residential use.
- (C) All permitted uses in this Sub-District shall be conducted in completely enclosed buildings, except for off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted. Outdoor sales of retail items may be sold in compliance with §214.111(C). Outdoor dining is exempt from §214.111(C)(5).
- (D) Establishments of a "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises are not permitted. "Drive-thru" establishments offering goods or services directly to customers waiting in idling cars and intended to be consumed primarily off the premises are permitted.
- (E) Devices or structures attached to the exterior or erected on the roof of a building designed to support service equipment or used in connection therewith or for decoration, advertising or display purposes, or other similar

- purposes, may extend beyond the height limit, at the administrative discretion of the Building Commissioner.
- (F) The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

§ 214.180.042 PERMITTED USES

The following listed uses are permitted uses in the Corridor Sub-District.



- (A) Residential
 - (1) Town Houses (2-4 stories)
 - (2) Condominiums (2-4 stories)
 - (3) Market value For Sale units with first floor commercial uses
 - (4) Market rent Rental Apartments and Lofts with first floor commercial uses
 - (5) Work/Live units with first floor commercial uses
- (B) Professional Services
 - (1) Medical Services
 - (2) Accounting
 - (3) Development/Construction related Services (e.g. Engineers, Architects, Appraisers)
 - (4) Other non-retail Services
- (C) Health and Fitness
 - (1) Dance Studios
 - (2) Fitness Studios
 - (3) Medical Establishments
 - (4) Health-Related Support Services

- (D) Art and Specialty Use Establishments
 - (1) Galleries
 - (2) Artists Supply
 - (3) Design Services
 - (4) Music Stores
 - (5) Antiques/Collectibles Stores
 - (6) Clock or Watch Stores or Repair Shops
 - (7) Lamp Shops
 - (8) Hobby Shops
 - (9) Gift Shops
- (E) Apparel and Accessories Stores
 - (1) Clothing Stores
 - (2) Dressmaking Shops
 - (3) Costume Rental Establishments
 - (4) Furrier Shops
 - (5) Dry Cleaners
 - (6) Perfume Shops
 - (7) Home Accessories
 - (8) Jewelry Shops
 - (9) Bookstores
- (F) Home Furnishings
 - (1) Furniture Stores (not rent-to-own nor surplus)
 - (2) Fabric or Yarn Stores
 - (3) Interior Decorating Establishments
 - (4) Florist Shops
 - (5) Candle Stores
 - (6) Hardware Stores
 - (7) Housewares
 - (8) Kitchenware
- (G) Personal Services
 - (1) Barber Shops
 - (2) Beauty Parlors
 - (3) Health Clubs
 - (4) Day Spas
 - (5) Dance Studios and Clubs
- (H) Youth Establishments
 - (1) Bicycle Stores, Rental or Repair
 - (2) Card Shops
 - (3) Coin Stores
 - (4) Game Stores
 - (5) Parks, Playground and Other Outdoor Activities



- (I) Food and Eating Establishments
 - (1) Bakeries and Pastry Shops
 - (2) Cafés
 - (3) Delicatessen Stores
 - (4) Diners
 - (5) Candy Stores
 - (6) Specialty Food Stores
 - (7) Coffee Shops
 - (8) Restaurants
 - (9) Other Eating and Drinking Establishments



- (J) Business Support Services
 - (1) Banks (no stand alone drive through)
 - (2) Copying and Related Service Establishments
 - (3) Personnel Services
- (K) Parking Structure in compliance with 214.180.122 (C).
- (G) Other uses not specifically listed which are of the same general character as the above permitted uses may be approved at the administrative discretion of the Building Commissioner without approval of a use variance by the Board of Zoning Appeals.

§ 214.180.043 USE VARIANCES

In the Corridor Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.



§ 214.180.044 PROPERTY DEVELOPMENT STANDARDS

- (A) Minimum lot coverage. The minimum building coverage in the Corridor Sub-District is fifty (50) percent.
- (B) Maximum lot coverage. The maximum building coverage in the Corridor Sub-District is ninety (90) percent.
- (C) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Corridor Sub-District is:
 - (1) One bedroom 1,000 square feet
 - (2) Two bedroom 1,200 square feet
 - (3) Three bedroom 1,350 square feet
 - (4) Four bedroom 1,500 square feet





Landscape/Furniture Zone

Pedestrian Zone

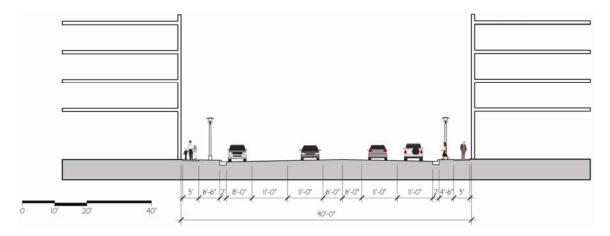
Frontage Zone

(D) Yards:

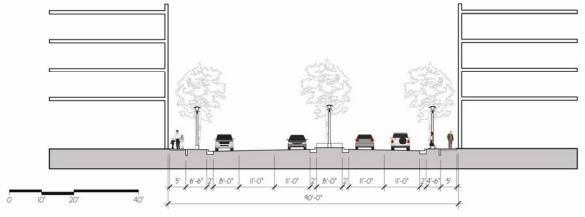
- (1) Front Yard:
 - i. Minimum: In the Corridor Sub-District the minimum front yard is zero (0) feet.
 - ii. Maximum: In the Corridor Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of fifty (50) percent of the space between the property line and the face of building shall include hardscape elements.
- (2) Minimum Side Yard: In the Corridor Sub-District the minimum side yard is zero (0) feet.
- (3) Minimum Back Yard: In the Corridor Sub-District the minimum back yard is zero (0) feet.
- (E) Building Width: The minimum building width in the Corridor Sub-District is forty (40) feet, unless lot is narrower, then minimum building width shall be one hundred (100) percent of lot width.
- (F) Building Height: The minimum building height in the Corridor Sub-District is two (2) stories. The maximum building height in the Corridor Sub-District is forty-five (45) feet.







Kennedy Avenue Street Section (2007 Road Construction Project)

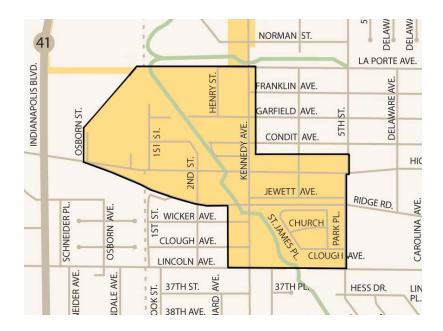


Kennedy Avenue Street Section (Potential Future Development)

Downtown Sub-District

§ 214.180.050 PURPOSE

The purpose of this subchapter is to establish a Sub-District designed and intended to strengthen the retail base, support service businesses, restaurants and specialty food stores, introduce mixed-use with residential, promote buildings with architectural distinction, and encourage environmental sustainability. Improvements in the public realm will support the downtown as a social and cultural center of the community.



Downtown Sub-District Locator Map

§ 214.180.051 LIMITATIONS OF USE

Permitted uses in the Downtown Sub-District are subject to the following additional general limitations:

- (A) Dwelling units are not permitted below the second floor.
- (B) All other permitted uses are allowed on all floors, provided, however, that no commercial or civic use shall be above a residential use.
- (C) All permitted uses in this Sub-District shall be conducted in completely enclosed buildings, except for outdoor seating for restaurants and cafés, and off-street parking and loading. The storage of materials or goods outside of a completely enclosed building is not permitted.
- (D) Establishments of a "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises are not permitted. "Drive-thru" establishments offering goods or services directly to customers waiting in idling cars and intended to be consumed primarily off the premises are permitted.
- (E) Devices or structures attached to the exterior or erected on the roof of a building designed to support service equipment or used in connection therewith or for decoration, advertising or display purposes, or other similar purposes, may not extend beyond the height limit, except by variance.

§ 214.180.052 PERMITTED USES

The following listed uses are permitted uses in the Downtown Sub-District.

- (A) Residential
 - (1) Town Houses (2-4 stories)
 - (2) Condominiums (2-4 stories)
 - (3) Market rate For Sale units with first floor commercial uses
 - (4) Market rate Rental
 Apartments and Lofts with
 first floor commercial uses
 - (5) Work/Live units with first floor commercial uses
- (B) Professional Services
 - (1) Medical Services
 - (2) Accounting
 - (3) Development/Construction related Services (e.g. Engineers, Architects, Appraisers)
 - (4) Other non-retail Services



(C) Health and Fitness

- (1) Dance Studios
- (2) Fitness Studios
- (3) Medical Establishments
- (4) Health-Related Support Services
- (D) Art and Specialty Use Establishments
 - (1) Galleries
 - (2) Artists Supply
 - (3) Design Services
 - (4) Music Stores
 - (5) Antiques/Collectibles Stores
 - (6) Clock or Watch Stores or Repair Shops
 - (7) Lamp Shops
 - (8) Hobby Shops
 - (9) Gift Shops
- (E) Apparel and Accessories Stores
 - (1) Clothing Stores
 - (2) Dressmaking Shops
 - (3) Costume Rental Establishments
 - (4) Furrier Shops
 - (5) Dry Cleaners
 - (6) Perfume Shops
 - (7) Home Accessories
 - (8) Jewelry Shops
 - (9) Bookstores

- (F) Home Furnishings
 - (1) Furniture Stores (not rent-to-own nor surplus)
 - (2) Fabric or Yarn Stores
 - (3) Interior Decorating Establishments
 - (4) Florist Shops
 - (5) Candle Stores
 - (6) Hardware Stores
 - (7) Housewares
 - (8) Kitchenware



- (G) Personal Services
 - (1) Barber Shops
 - (2) Beauty Parlors
 - (3) Health Clubs
 - (4) Day Spas
 - (5) Dance Studios and Clubs
- (H) Youth Establishments
 - (1) Bicycle Stores, Rental or Repair
 - (2) Card Shops
 - (3) Coin Stores
 - (4) Game Stores
 - (5) Parks, Playground and Other Outdoor Activities
- (L) Food and Eating Establishments
 - (1) Bakeries and Pastry Shops
 - (2) Cafés
 - (3) Delicatessen Stores
 - (4) Diners
 - (5) Candy Stores
 - (6) Specialty Food Stores
 - (7) Coffee Shops
 - (8) Restaurants
 - (9) Other Eating and Drinking Establishments

- (M) Business Support Services
 - (1) Banks (no stand alone drive through)
 - (2) Copying and Related Service Establishments
 - (3) Personnel Services
- (N) Parking Structure in compliance with 214.180.122 (C).
- (O) Other uses not specifically listed which are of the same general character as the above permitted uses may be approved at the administrative discretion of the Building Commissioner without approval of a use variance by the Board of Zoning Appeals.

§ 214.180.053 USE VARIANCES

In the Downtown Sub-District, Use Variances may be allowed in accordance with the limiting conditions and procedures as set forth in § 214.319.

§ 214.180.054 PROPERTY DEVELOPMENT STANDARDS

- (A) Minimum lot coverage. The minimum building coverage in the Downtown Sub-District is fifty (50) percent.
- (B) Maximum lot coverage. The maximum building coverage in the Downtown Sub-District is ninety (90) percent.
- (C) Minimum size of dwelling unit. The minimum square footage per dwelling unit in the Downtown Sub-District is:
 - (1) One bedroom 1,000 square feet
 - (2) Two bedroom 1,200 square feet
 - (3) Three bedroom 1,350 square feet
 - (4) Four bedroom 1,500 square feet



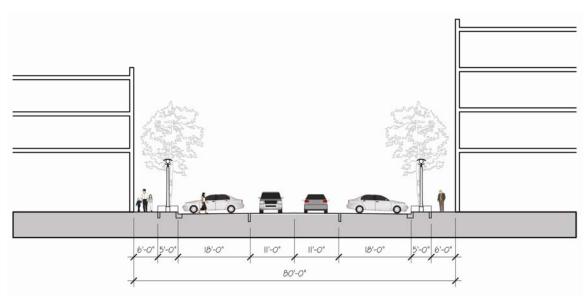
(D) Yards:

- (1) Front Yard:
 - (a) Minimum: In the Downtown Sub-District the minimum front yard is zero (0) feet.
 - (b) Maximum: In the Downtown Sub-District there is no maximum front yard setback. If a building setback is provided, a minimum of seventy-five (75) percent of the space between the property line and the face of building shall include hardscape elements.
- (2) Minimum Side Yard: In the Downtown Sub-District the minimum side yard is zero (0) feet.

- (3) Minimum Back Yard: In the Downtown Sub-District the minimum back yard is zero (0) feet.
- (E) Building Width: The minimum building width in the Downtown Sub-District is forty (40) feet, unless lot is narrower, then building will be one-hundred (100) percent of lot width.
- (F) Building Height: The minimum building height in the Downtown Sub-District is two-stories. The maximum building height in the Downtown Sub-District is forty-five (45) feet.







Downtown Highway Avenue Section (Proposed Future Development)

General Design Standards

Streetscape Design

The streetscape design of all three Redevelopment Sub-Districts should allow for flexibility, compatibility, and comfortable use by cars and pedestrians alike. Pavement widths shall be wide enough to accommodate safe pedestrian movement, landscape, lighting, site furniture, and stormwater management. Roads shall consider appropriate design speeds that provide for continued movement of traffic without compromising safety. Arterial streets shall be compatible with bicycle lanes, where appropriate. As existing streets are retrofitted, they shall comply with the rules of this section.

§ 214.180.060 PARCEL CONNECTIONS

Where applicable, streets shall extend to and connect with adjacent development parcels. Streets shall conform to the urban grid of Highland and provide connectivity with regard to future development, open space acquisition, and the Comprehensive Plan.

§ 214.180.061 STREETSCAPE

All new development, redevelopment, or build-out of existing parcels shall be required to include the design of street elements adjacent to the applicant's property that include the area between the face of buildings and the back of road curbs. These designs must incorporate all of the appropriate items identified in this section. Discussions with the Town of Highland Building Commissioner will provide clarification regarding the required elements for streetscape design.

§ 214.180.062 ON-STREET PARKING

On-street parking will be provided on all streets. At a minimum, parking shall be parallel. Where posted speed limits are 30 mph or less, angle parking will be preferred. Where approved, on-street parking may be counted toward a property's parking requirements.

§ 214.180.063 ALLEYS

Alleys are required in the Gateway and Corridor Sub-Districts to minimize curb cuts and to provide access to parking and service areas behind the building. In the Downtown Sub-District, alleys will be maintained and reworked to accommodate new development. Alley dimensions and locations are not mandated by this ordinance but they will be designed to accommodate its purpose. An alley may be part of a parking lot's drive aisle and/or fire lane.

214.180.064 **CURB-RETURN** RADII AND CLEAR ZONES

Curb radii shall be designed to minimize pedestrian crossing spaces and times along all streets with sidewalks. Curb radii shall be between 10 feet and 20 feet. To allow for an emergency vehicle's turning radius, a 25 foot clear zone shall be designed into each street corner. This clear zone will be devoid of all above ground appurtenances such as telephone poles, sign posts, fire hydrants, electrical boxes, and newspaper kiosks. Every street corner will include an accessible handicap ramp.

214.180.065 **CURBS**

curbs shall Street be constructed in accordance with Town of Highland standards.

All streets and parking lots will be required to provide at minimum B6-12 curb and gutter, unless the developer can show just cause for modifying the curb and gutter. Such cause can only be attributable to sustainable stormwater management initiatives.

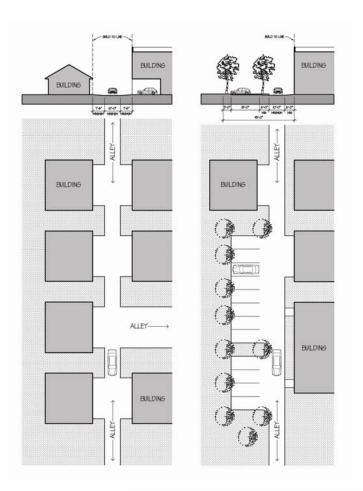
214.180.066 **FENCES**

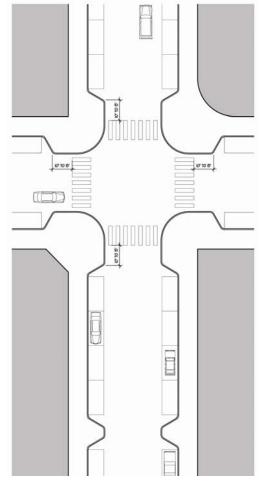
Where appropriate, fences shall be constructed of materials conducive to the architecture of the building/ development that it abuts. made of chain link, vinyl and carcinogenic pressure treated lumber are prohibited along any public right-of-way. Recycled plastic lumber or wood-plastic composite lumber shall be allowed. Only ornamental metal fences are allowed abutting the public right-of-way except at alleys.

214.180.067

The use of traffic calming devices is encouraged throughout all areas. The use of landscape bump-outs, on-street parking, and roundabouts will be good alternatives to conventional traffic calming devices.

TRAFFIC CALMING





§ 214.180.068 STREET TREES

All streets will receive trees and appropriate landscape treatments that meet Town of Highland standards, at a minimum. Streets shall be designed with street trees planted in a manner that support adjacent uses, shade building facades, pedestrian areas and/or sidewalks, and do not pose a hazard to future growth of the trees. Street trees will be planted in the public right-of-way along the site frontage. In appropriate locations, trees may be grouped in a naturalistic manner in order to create a 'grove'.

A. Size:

- 1. Standards for size will be at time of planting.
- 2. Minimum size shall be two and one half (2 ½) inch caliper, measured six (6) inches above ground.
- 3. Trees shall have a clear trunk, free of branches, to a minimum height of six (6) feet.
- 4. Trees shall be balled-and-burlapped (B&B), with no exception.
- 5. Two and one half (2 ½) inch caliper trees shall be twelve (12) feet to fourteen (14) feet in height, with a maximum height of sixteen (16) feet.
- B. Soil Volume: The quality of the soil and the overall design of the planter area are critical to the success and longevity of the street trees. Plants require an adequate volume of matter, and soil acidity in a defined range. The soil must be well-drained and protected from compaction which prevents water and air from reaching the root zone of plants. Requirement for growing medium and parkway planter design shall be:
 - 1. Three foot (3' 0") minimum depth.
 - 2. Three foot six inch (3' 6") minimum inside clear width: greater than five feet (5' 0") is desirable.
 - 3. Soil composition: 45-77 percent silt, 0-25 percent clay, 25-33 percent sand.
 - 4. Soil acidity: pH 6.0 to 7.0 amend soil as required to achieve this pH range
 - 5. Soil organic content: Three (3) to five (5) percent.
 - 6. Parkway planters to be as long and as continuous as possible.
 - 7. Minimum five feet (5' 0") from the inside edge of the planter or tree pit to the last tree in any series or group of trees.
 - 8. Curbs and low railings to be installed around parkway planters.
 - 9. Groundcover and low shrub plantings required instead of grass, bark or gravel mulch, or other non-live materials.
 - 10. "Structural Soil" (e.g. "Cornell" mix, etc.) at a depth of two foot six inches (2' 6") and/or root paths require below sidewalk slabs between parkway planters and other planting areas or greenspace.

C. Recommended Species:

The following deciduous tree species and varieties are recommended (no coniferous or needle evergreen trees are acceptable). The final selection of trees is subject to review by the Town of Highland.

<u>Botanical Name</u> <u>Common Name</u>

Acer rubrum Red maple

A. rubrum spp. Red maple varieties

Acer saccharum Sugar maple

A. saccharum spp. Sugar maple varieties

Celtis occidentalis Hackberry

C. occidentalis 'Prairie Pride' Prairie Pride hackberry

Fraxinus americana White ash

F. americana spp. White ash varieties Fraxinus excelsior European ash Fraxinus pennsylvanica Green ash

F. pennsylvanica spp. Green ash varieties

Fraxinus quadrangulata Blue ash

Gleditsia triacanthos inermis
G. triacanthos inermis spp.

Thornless honeylocust spp.

Gymnocladus dioicus

Quercus bicolor

Quercus imbricaria

Quercus macrocarpa

Quercus robur

Ouercus rubrum

Kentucky coffeetree
Swamp white oak
Shingle oak
Bur oak
English oak
Red oak

Zelkova serrata Japanese zelkova

Z. serrata spp. Japanese zelkova varieties

(D) Unacceptable Species:

The following deciduous tree species and varieties are unacceptable (coniferous or needle evergreen trees are unacceptable; trees with thorns are unacceptable for any parkway planting).

Botanical Name Common Name

Acer negundo Box elder
Acer saccharinum Silver maple
Ailanthus altissima Tree-of-heaven

Albizia spp. Mimosa
Alnus glutinosa Alder
Betula nigra River birch

B. papyriferaB. pendulaWhite paper birchEuropean white birch

B. platyphylla White birch
Catalpa speciosa Catalpa tree
Diospyros virginiana Persimmon
Eleagnus angustifolia Russian olive
Ginkgo biloba Ginkgo

G. biloba spp. Ginkgo varieties

Juglans spp.

Juniperous spp.

Liriodendron tulipifera

Maclura pomifera

Malus spp.

Metasequoia glyptostroboides

Walnut

Juniper

Tulip tree

Osage orange

Crab apple varieties

Dawn redwood

Morus spp. Mulberry
Picea spp. Spruce
Pinus spp. Pine
Populus spp. Poplars

Prunus spp. Cherries, plums
Pyrus calleryana 'Bradford' Bradford pear
Robinia pseudoacacia Black locust
Salix spp. Willow varieties
Sorbus spp. Mountain ash
Thuja spp. Arborvitae
Taxodium distichum Bald cypress

Ulmus 'Morton' Accolade smoothleaf elm

Ulmus 'Morton Stalwart' Commendation smoothleaf elm

Ulmus 'Homestead' Homestead elm Ulmus 'New Horizon' New Horizon elm

Ulmus 'Patriot' Patriot elm
Ulmus 'Pioneer' Pioneer elm
Ulmus 'Triumph' Triumph elm
Ulmus 'Morton Plainsman' Vanguard elm

Ulmus 'Frontier' Frontier Chinese elm

(E) Unacceptable Forms:

The following tree forms are unacceptable for parkway planting:

Multi-stem: trees with two or more trunks.

Espalier or topiary: geometrical plant forms achieved through

pruning.

Dwarf or small-scale: trees that grow higher than three (3) feet but can not be undertrimmed to a minimum height of six (6) feet.

Trees that grow to exceed twenty (20) feet in height shall not be

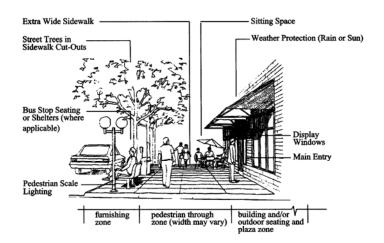
planted below utility lines.

§ 214.180.069 SIDEWALKS

All sidewalk systems and ramps shall meet the most current handicap accessible requirements. In general, sidewalks shall be parallel with the street they adjoin and shall be within the street right-of-way.

§ 214.180.070 OUTDOOR SEATING

In the Downtown Sub-District where uses include opportunities for outdoor gathering on the public sidewalk, i.e. cafes, restaurants, dining establishments, there shall be a minimum of six feet of continuous and linear clearance for safe passage by pedestrians.





§ 214.180.071 LIGHTING

- (A) Light fixtures shall be used that reduce energy consumption by fifteen (15) percent over current ASHRAE 90.1 Lighting Requirements, include accourtements that support night sky initiatives, and use a luminaire that matches Town of Highland standard luminaire. Light fixtures will be spaced to provide a more uniform level of light.
- (B) Illumination at property line shall be a minimum of .4 foot-candles, and a maximum of .6 foot-candles at all times. Façade lighting to highlight building architecture is encouraged.

§ 214.180.072 HIGH-ALBEDO MATERIAL

Where appropriate, high-albedo (light-colored) materials will be used in new construction to reduce urban heat island effect.

Building Design

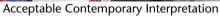
§ 214.180.080 PURPOSE

- (A) The primary goal of the design principles herein are to encourage construction which is appropriate to the site, supports pedestrian friendly streetscapes and encourages economically viable development.
- (B) The intent of this ordinance is to promote high quality architecture that is a true expression of consistent design vernaculars and morphologies. The intent is to generate rich and varied streetscapes that complement the history of the community while allowing diverse architectural expressions to coexist when appropriate.
- (C) The Design Advisory Committee may allow an exception to a particular requirement herein if the design fulfills the spirit of the requirements and does not compromise the overall intent of these design principles.

§ 214.180.081 DESIGN PRINCIPLES

(A) The reproduction of an historic style, other than Mid-Century Modern Design, is not allowed. The contemporary interpretation of an historic style, that also meets the requirements of this Ordinance, is allowed.







Unacceptable Reproduction

(B) Buildings that are stylized in an attempt to use the building itself as advertising are not acceptable, particularly where the proposed architecture is the result of a corporate or franchise style.

§ 214.180.082 MASSING

Massing: In the Corridor and Downtown Sub-Districts, a single, large, dominant building mass shall be avoided.



Where a structure spans multiple lots, mass shall be broken up through the use of setbacks, projecting and recessed elements, variation in roofline, cornice, storefront and design detail.





§ 214.180.083 SCALE

Buildings shall emphasize a human scale. Human scale shall be achieved through the use of awnings and canopies at street level, windows that relate to floor levels in a building, and materials that are sized according to their physical properties.





The exteriors of buildings over two stories shall have a street level that is differentiated from upper levels in the building. Buildings that are one story shall include some expression of a foundation and parapet cap or fascia at the roof.



§ 214.180.084 ENVIROMENTAL SUSTAINABILITY

(A) Whenever possible environmentally sustainable materials and construction practices shall be used. Refer to the US Green Building Council LEED rating system and/or Green Building Initiative Green Globes rating system for suggested environmentally sustainable development standards.

§ 214.180.085 STYLE

All development within the three redevelopment sub-districts shall comply with one of the following design standards:

- a. Mid-Century Modern Design Standards:
 - i. 214.180.090 to 214.180.000.098, or





- b. Universal Design Standards:
 - i. 214.180.100 to 214,180.198



§ 214.180.090 MID-CENTURY MODERN DESIGN

§ 214.180.091 PURPOSE

- (A) Much of the existing building stock within the Town of Highland was constructed during the middle of the century and followed design principles that have come to be known as Mid-Century Modern Design. A continuation of this design style will strengthen and maintain the identity of the Town and reflect its unique image.
- (B) What follows are design principles meant to encourage a cohesive and proportionately accurate interpretation of the Mid-Century Modern design vocabulary. The following principles of Mid-Century Modern Design are required.

§ 214.180.092 DOORS, WINDOWS, AND STOREFRONTS

(A) Blank walls at street level are not permitted.



Not Permitted

(B) Walls at street level must incorporate transparent storefront, entryways, and architectural detail.



- (C) Within the Corridor and Downtown Sub-Districts and along Kennedy Avenue and future Riverfront Promenades in the Gateway Sub-District, doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet.
- (D) Primary building entrances shall be oriented toward the primary public rightof-way. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.
- (E) Residential building entrances shall be designed so as to be separate from the public sidewalk by elevation change, recessing, fencing, or other technique to reinforce a privacy zone, privacy for the interior, and distinguish residential from commercial entrances.
- (F) In mixed-use buildings secondary entrances to upper levels shall be differentiated from the entrances to ground floor uses.



- (G) Garage doors are not permitted on a public right-of-way except at alleys.
- (H) Windows shall be rectangular or square.
 - 1. The overall window configuration shall have a horizontal emphasis created through the use of intermediate mullions, muntins, repetition of vertical windows in a "ribbon" arrangement, horizontally oriented architectural accent detail and/or transom units.



2. Exception: The overall window configuration may have a vertical emphasis when windows are used to express a vertical tower element. Vertical emphasis shall be created through the use of intermediate mullions, muntins, repetition of vertical windows in a vertical "ribbon" arrangement, with architectural accent detail and/or transom units.



(I) A header shall not be expressed at windows. Windows may have trim at the head and a sill that is narrow in proportion to other facade elements and expresses the horizontal.



- (J) Each floor of any building façade facing a park, open space or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of wall area.
- (K) Exposed columns must be straight along the length of the shaft with minimal or absent base and capital. Classical orders of column design are not allowed.
- (L) Shutters and window boxes are not permitted.
- (M)Storefront, arcades, and entryways shall total at least sixty-five (65) percent of the façade length abutting the primary public right of way.



(N) At street level storefront, windows, and glass doors shall be clear, transparent glass. Tinted glass may be used elsewhere on the building. The use of reflective (mirrored) glass is not permitted.



(O) The lower edge of storefront windows shall be between one and three feet above sidewalk grade. All glazing shall comply with code requirements for glazing locations and types.



(P) Ventilation grates or emergency exit doors located at the first floor level which are oriented to the public right-of-way shall be decorative and compatible with the surrounding design.

§ 214.180.093 AWNINGS AND CANOPIES

- (A) Awnings and canopies shall be designed in context with the Mid-Century Modern Design style of the building.
- (B) When used, awnings shall be placed at the top of window or doorway openings and shall relate to the size and shape of the top of the window.



- (C) Awnings and canopies may encroach over the public right-of-way.
- (D) Shape:
 - (1) Awnings shall be straight, hung at an angle between 15 and 45 degrees to the vertical face of the building.
 - (2) Canvas "Bubble" shape awnings are not allowed.

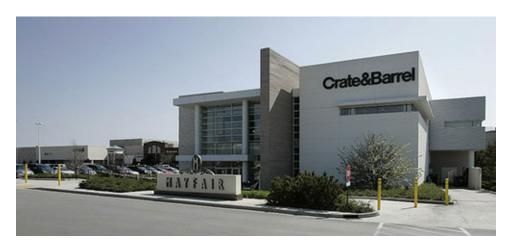
- (3) Canopies must be flat and rectangular in the horizontal plane. Exception: Canopies may curve in the horizontal plane to follow the curvature of the building.
- (E) Storefront awnings.
 - 1. Minimum depth. The minimum depth of an awning shall be six (6) feet.
 - 2. Minimum clear height. The minimum clear height of an awning shall be eight (8) feet.
 - 3. Awning Length at Storefronts. A storefront awning must cover a minimum of fifty (50) percent of the building front and may cover up to one hundred (100) percent of the building front.
- (F) Awnings shall be made of canvas, treated canvas or similar material.
- (G) Canopies shall be of solid materials and complement the color and materials of the building to which they are affixed or associated. In some cases canopies may have supports separate from the building, but such canopies must be setback from the property and right-of-way lines a minimum of the required setback and must not interfere with street trees or public utilities.



§ 214.180.094 WALL DETAILING

- (A) Architectural elements like masonry, metal or glass projections, transoms, cornice lines, window sills, masonry bands, brick patterns and recesses, and similar details shall be used on facades facing public rights-of-way.
- (B) The facades of buildings shall be finished with more than one finish material. Heavier materials (stone, brick, concrete, etc.) shall be located below lighter materials (metal, glass, plastic, ceramic tile, stucco, etc.).

- The change in material should occur along a horizontal line or at the vertical edges of a tower element.
- (C) Planes and surfaces. In this style, wall detail shall consist of planes broken by a change in material or color. Walls are designed to express a strong horizontal or vertical that may or may not correspond to floor level.

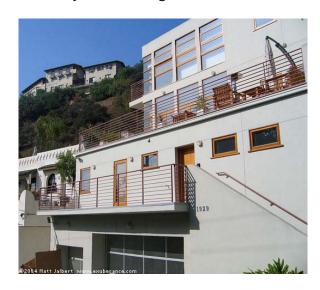






§ 214.180.095 BUILDING PROJECTIONS

- (A) Balconies:
 - (1) Balconies may encroach over the public right-of-way.
 - (2) Balconies shall be integral to the construction of the building with respect to materials and linear expression.
 - (3) Balconies may differ in length and width.



- (4) Balconies may have flat roofs but are required to be open-air parts of the building.
- (5) At corners, balconies may wrap around the side of the building facing the side street or open space.



- (6) Minimum depth. The minimum depth of balconies is six (6) feet. Eight (8) feet or greater depth is preferred.
- (7) Minimum clear height. The minimum height of balconies is ten (10) feet clear above sidewalk grade and eight (8) feet clear above another balcony or occupied space.

(B) Porches:

- (1) Front porches may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Front porches must be open air.
- (3) Front porches shall not be built within eighteen (18) inches of the side property line on attached units.

(C) Stoops:

- (1) Stoops may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Stoop stairs may run to the front or to the side.
- (3) Sidewalks from the public right-of-way to a stoop shall have a minimum five (5) foot clear access for pedestrians.
- (4) Stoops may be covered or uncovered.
- (5) Stoops shall not be built within eighteen (18) inches of the side property line on attached units.

(D) Bays:

- (1) Maximum footprint. The maximum footprint of bays shall be twenty (20) feet by twenty (20) feet.
- (2) A bay may not extend above the roofline.
- (3) If a bay exceeds one story, it shall include floor levels corresponding to the floor levels in the building.



(4) Bays shall be rectilinear in plan and elevation.

§ 214.180.096 ROOFS

- (A) Permitted Roof Types:
 - (1) Flat roofs are permitted and may be concealed with parapets along street frontages or may be expressed as planes that project over the walls.
 - (2) Parapet caps and coping may be stone or metal with no ornamentation. The maximum height of parapet caps and coping shall be eight (8) inches.



(3) Projecting roofs are permitted. The depth of the projection must be three times greater than the height of the fascia. The height of the fascia shall be no greater than one quarter the height of the wall below it.



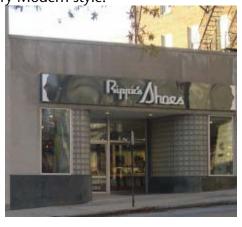
(4) Fascias and soffits must be a continuous material and texture.

- (B) Prohibited Roof Types:
 - (1) Gabled, hipped, barrel vaulted roofs and domes are not permitted.
 - (2) Shed roofs are not permitted.
- (C) Vegetated Roofs and light colored roofs are encouraged to reduce urban heat island effect and mechanical heating loads.

§ 214.180.097 MATERIALS AND COLORS

(A) Wall Materials:

(1) Predominant exterior building materials shall be architectural/commercial grade materials including brick, stone, architectural concrete, glazed tile, glass masonry, porcelain panels, opaque spandrel glass, vision glass, structural glass and metal and/or other materials similar in appearance and durability that are associated with the Mid-Century Modern style.



- (2) Unfinished concrete block is not permitted.
- (3) Brick, stone and decorative masonry units shall not be painted.
- (4) Synthetic stucco/Exterior Insulation and Finish System (EIFS) shall not be permitted as a predominant exterior building material nor shall it be considered as a masonry product regardless of back-up system.

(B) Accent Materials:

(1) Tinted/textured decorative concrete masonry units, Synthetic stucco/Exterior Insulation and Finish System (EIFS) and other minor elements may be used on facades as accent material.



- (C) Roof Materials. Projecting roof soffits and fascias shall be clad in metal, synthetic stucco, concrete or materials of similar appearance and durability.
- (D) Colors used for exterior surfaces shall express the natural hues of the materials being used. Synthetic materials may be one of the colors identified by the Design Advisory Committee.



(E) Colors specific to a Tenant's identity or branding may be used when approved by the Design Advisory Committee.

214.180.098 **MECHANICAL EQUIPMENT**

(A) The following shall be located in rear yards or side yards not facing side



Window unit facing street is not allowed.

- (2) Air Conditioning Compressors,
- (3) Irrigation and Pool Pumps,
- (4) Electrical Utility Meters.
- (B) The following shall be located in rear yards only:

- (1) Antennas
- (2) Permanent Barbecues(3) Satellite Dishes
- (C) Mechanical equipment located on the roof must not be visible from a public right-of-way except for alleys.



§ 214.180.100 UNIVERSAL DESIGN

§ 214.180.101 PURPOSE

(A) A living community includes building design and construction from a range of eras. As buildings age and become obsolete in function or systems, they are occasionally torn down and replaced with buildings that are more suitable for the contemporary economic, social and environmental context. The Universal Design option recognizes that a community with only one style of architecture may appear stagnant and unnatural. Therefore, this section allows buildings which are built to reflect contemporary needs and aesthetics even when a style for the contemporary era has not yet been coined. The desire is to create high quality design and functionality regardless of style interpretation therefore allowing universal design to coexist gracefully with mid-century design providing a vibrant built streetscape/environment.



(B) What follows are design principles meant to allow freedom of design while promoting quality of atheistic and material. And proven architectural gestures that promote active pedestrian environments.

§ 214.180.102 DOORS, WINDOWS AND STOREFRONTS

- (A) Blank walls at street level are not permitted.
- (B) Walls at street level must incorporate transparent storefront or arcades, entryways, and architectural detail.



(C) Within the Corridor and Downtown Sub-Districts and along Kennedy Avenue and future Riverfront Promenades in the Gateway Sub-District, doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet.



- (D) Primary building entrances shall be oriented toward the primary public right-of-way. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.
- (E) Residential building entrances shall be designed so as to be separate from the public sidewalk by elevation change, recessing, decorative fencing, or other technique to reinforce a privacy zone, privacy for the interior, and distinguish residential from commercial entrances.



- (F) In mixed-use buildings secondary entrances to upper levels shall be differentiated from the entrances to ground floor uses.
- (G) Garage doors are not permitted on a public right-of-way except at alleys.
- (H) Windows may be rectangular, square, circular, semi-circular, or octagonal.
- (I) Rectangular window and door openings shall be taller than they are wide. Transoms are included in the height of a window or door opening.



- (J) Window openings may be grouped horizontally.
- (K) To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- (L) A header and sill are required for all windows in masonry construction. Windows are required to have trim on all four sides in other than masonry construction.
- (M)Each floor of any building façade facing a park, open space or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of wall area.
- (N) Windows, doors, columns, eaves, parapets and other building components shall be proportional to the overall scale of the building.
- (O) Shutters and window boxes are permitted above the first floor in mixed use buildings and at all floors in residential buildings. Undersized shutters are

- prohibited. Shutters shall be sized so as to equal the width that would be required to cover the window opening.
- (P) Storefront, arcades, and entryways shall total at least sixty-five (65) percent of the façade length abutting the primary public right of way.
- (Q) Storefront, windows, and glass doors shall be clear, transparent glass. The use of tinted or reflective (mirrored) glass is not permitted.



- (R) The lower edge of storefront windows shall be between one and three feet above sidewalk grade. All glazing shall comply with code requirements for glazing locations and types.
- (S) Ventilation grates or emergency exit doors located at the first floor level which are oriented to the public right-of-way shall be decorative and compatible with the surrounding design.

§ 214.180.103 AWNINGS AND CANOPIES

- (A) Awnings and canopies shall be designed in context with the architectural style of the building.
- (B) When used, awnings and canopies shall be placed at the top of window or doorway openings and shall relate to the shape of the top of the window.
- (C) Awnings may encroach over the public right-of-way.

(D) Shape:

- a. Awnings shall be straight, hung at an angle between 15 and 45 degrees off the face of the building, or curved. Canvas "Bubble" shape awnings may only be used above individual window units.
- b. Canopies may be any shape that complements the architectural style of the building and meets the requirements within this ordinance.





- (E) Storefront awnings.
 - a. Minimum depth. The minimum depth of an awning shall be six (6) feet.
 - b. Minimum clear height. The minimum clear height of an awning shall be eight (8) feet.
 - c. Awning Length at Storefronts. A storefront awning must cover a minimum of fifty (50) percent of the building front and may cover up to one hundred (100) percent of the building front.



- (F) Awnings shall be made of canvas, treated canvas or similar material.
- (G) Vinyl and plastic awnings are prohibited.
- (H) Awnings must be fixed. Retractable awnings are prohibited.
- (I) Canopies shall be of solid materials and complement the color of the building to which they are affixed or associated. In some cases canopies may have supports separate from the building, but such canopies must be setback from the property and right-of-way lines a minimum of the required setback and must not interfere with street trees or public utilities.

§ 214.180.104 WALL DETAILING

- (A) Architectural elements like bulkheads, masonry piers, transoms, cornice lines, window headers and sills, masonry bands, brick patterns and recesses, and similar details shall be used on facades facing public rights-of-way.
- (B) The facades of buildings shall be finished with more than one finish material. Heavier materials (stone, brick, concrete, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc.). The change in material should occur along a horizontal line, preferably at a floor level.





(C) Required for all buildings except attached single family houses: An expression line shall delineate the division between the first story and the second story and a cornice shall delineate the tops of the facades of buildings in the Corridor and Downtown Sub-Districts and facing Kennedy Avenue in the Gateway Sub-District. Expression lines and cornices shall either be a molding extending a minimum of two (2) inches, or a jog in the surface plane of the building wall greater than two (2) inches.

§ 214.180.105 BUILDING PROJECTIONS

(A) Balconies:

- (1) Balconies may encroach over the public right-of-way.
- (2) Balconies may differ in length and width.
- (3) Balconies may have roofs but are required to be open-air parts of the building.
- (4) At corners, balconies may wrap around the side of the building facing the side street or open space.

- (5) Minimum depth. The minimum depth of balconies is six (6) feet. Eight (8) feet or greater depth is preferred.
- (6) Minimum clear height. The minimum height of balconies is ten (10) feet clear above sidewalk grade and eight (8) feet clear above another balcony or occupied space.



(B) Porches:

- (1) Front porches may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Front porches must be open air. No more than twenty-five (25) percent of the floor area of a porch may be screened if the porch occurs forward of the principal façade.
- (3) Front porches shall not be built within eighteen (18) inches of the side property line on attached units.

(C) Stoops:

- (1) Stoops may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Stoop stairs may run to the front or to the side.
- (3) Sidewalks from the public right-of-way to a stoop shall have a minimum five (5) foot clear access for pedestrians.



- (4) Stoops may be covered or uncovered.
- (5) Stoops shall not be built within eighteen (18) inches of the side property line on attached units.

(D) Turrets, Cupolas and Bays:

(1) Maximum footprint. The maximum footprint of turrets, cupolas and bays shall be twenty (20) feet by twenty (20) feet.



(2) Maximum height. The maximum height of turrets, cupolas and bays is ten (10) feet above the roofline of the highest story and shall not exceed the maximum building height for the Sub-District.

(3) If a habitable turret, cupola or bay exceeds one story, it shall include floor levels corresponding to the floor levels in the building.

§ 214.180.106 ROOFS

- (A) Permitted Roof Types:
 - (1) Gabled, hipped, barrel vaulted roofs and domes are permitted.
 - (2) Shed roofs are permitted only if they are attached to the wall or roof of the main building.
 - (3) Flat roofs shall be concealed with parapets along street frontages.
- (B) Vegetated Roofs and light colored roofs are encouraged to reduce urban heat island effect and mechanical heating loads.

§ 214.180.107 MATERIALS AND COLORS

- (A) Wall Materials:
 - (1) Predominant exterior building materials shall be architectural/ commercial grade materials including brick, stone, fiber cement board and/or other materials similar in appearance and durability.
 - (2) Unfinished concrete block is not permitted.



- (3) Brick, stone and decorative masonry units shall not be painted.
- (4) Synthetic stucco/Exterior Insulation and Finish System (EIFS) shall not be permitted as a predominant exterior building material nor shall it be considered as a masonry product regardless of back-up system.

(B) Accent Materials:

- (1) Tinted/textured decorative concrete masonry units, Synthetic stucco/Exterior Insulation and Finish System (EIFS) and other minor elements may be used on facades as accent material.
- (C) Roof Materials. Pitched roofs shall be clad in wood shingles, standing seam metal, slate, dimensional asphalt shingles or materials of similar appearance and durability.

- (D) Colors used for exterior surfaces shall be harmonious with surrounding development and shall express natural hues of the materials being used and earth colors.
- (E) Colors other than natural and earth colors specific to a Tenant's identity or branding may be used when approved by the Design Advisory Committee.



§ 214.180.108 MECHANICAL EQUIPMENT

- (A) The following shall be located in rear yards or side yards not facing side streets:
 - (1) Window and Wall Air Conditioners,
 - (2) Air Conditioning Compressors,
 - (3) Irrigation and Pool Pumps,
 - (4) Electrical Utility Meters.
- (B) The following shall be located in rear yards only:
 - (5) Antennas
 - (6) Permanent Barbecues
 - (7) Satellite Dishes
- (C) Mechanical equipment located on the roof must not be visible from a public right-of-way except for alleys.

Signs

§ 214.180.110 PURPOSE

- (A) The purpose of these sign regulations is to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; to attract sources of economic development and growth; to minimize the possible adverse effect of signs on nearby public and private property; and to protect the health, safety, and general welfare of the Town.
- (B) Signs in the Redevelopment District shall meet the requirements of 214.245 214.248, 214.251 and 214.252 with the exceptions set forth in 214.180.110 214.180.112.

§ 214.180.111 PERMITTED SIGNS

- (A) Ground Signs. Ground signs are permitted in the Gateway Sub-District only.
 - (1) Maximum height of sign is five (5) feet.
 - (2) Maximum surface area is fifteen (15) square feet.
 - (3) Sign may be placed no closer than ten (10) feet from street pavement.
 - (4) Sign must be monument type. Supporting poles are not permitted.







(B) Projecting and Suspended Signs

- (1) Projecting Signs attached to a building perpendicular to the main façade shall be permitted as part of the overall allowed wall signage.
- (2) Signs suspended under awnings or canopies shall be permitted as part of the overall allowed wall signage.
- (3) Projecting and suspended signs are permitted to extend to but not beyond the front property line. Setbacks at rear and side property lines are subject to setback requirements indicated in 214.252(G)(4).

§ 214.180.112 MID-CENTURY MODERN SIGNS

- (A)Roof Signs. Roof signs are permitted with buildings governed by 214.180.090-214.180.098 only.
 - (1) No more than one sign each building shall project above the roof line.
 - (2) No sign shall extend more than six (6) inches above the roof line for each lineal foot of building wall facing the primary public street.



(B) Typeface.

(1) Mid-century modern typefaces shall be used for lettering on all signs.





(2) Acceptable typefaces include fonts approved by the Design Advisory Committee and the following:

www.letterheadfonts.com

LHF American Sans

LHF Aristocrat

LHF Brough Superior

LHF Chesham Sans

LHF Cosmic Cursive

LHF Garner

LHF Goldsmith Script

LHF Hensler

LHF Milkman

LHF Old Block

LHF Red Sable Script

LHF Speedstyle

LHF Wade Dynamic

www.fontdiner.com

American Cheese American Highway

Automatic
Dairyland
Dry Cleaners
Hamburger Menu
Mister Television

www.myfonts.com

Dream Lover Eckhardt Speedletter JNL Impress Kinescope Kolinsky Sable SG Machiarge MVB Bossa Nova MVB Salono Gothic Route 66 NF Route 66 NF Condensed San Remo Casual Sinzano Social Gothic Speeding Bullet Swingdancer Toronto Subway Trump Gothic

URW Egyptienne

§ 214.180.113 UNIVERSAL DESIGN SIGNS

Metro Gothic

Meet requirements of 214.180.110 and 214.180.111.

Off-Street Parking, Loading and Landscape

§ 214.180.120 PURPOSE

The purpose of this chapter is to encourage off-street parking, loading and landscaping that supports the goals of the Gateway, Corridor and Downtown Sub-Districts.

§ 214.180.121 GENERAL PROVISIONS

The off-street parking and loading areas of all three Sub-Districts should not be designed as merely unrelieved expanses of asphalt paving. Such parking lots are unattractive, extremely hot, uncomfortable to be in, and contribute significantly to a phenomenon known as 'urban heat island' in which air temperatures are increased due to large expanses of dark surfaces. As an extension of the streetscape, a parking lot should be dominated by trees, greenery, and open space, in effect creating a 'parking garden', where pedestrians are as important as vehicles.

§ 214.180.122 PARKING

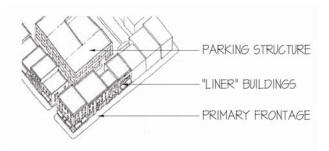
(A) Parking Requirements:

- (1) At a minimum, parking requirements shall be per the Town of Highland zoning ordinance. However, a decrease in parking counts for each development would be seen as an encouragement toward a more walkable, pedestrian friendly community not reliant on car storage.
- (2) Shared parking between developable properties is encouraged and may enable reduced parking requirements.
- (3) Parking space dimensions and drive aisles in parking lots shall be per the Town of Highland zoning ordinance. Parking spaces required to meet the Americans with Disabilities Act will be part of all new development, redevelopment, or build-out of existing parcels.
- (B) Off-Street Surface Parking Lot Placement. Off-street parking lots will be located behind the building. Off-street surface lots shall be set back a minimum of fifteen (15) feet from property lines along public rights-of-way, excluding alleys.

(C) Structured Parking:

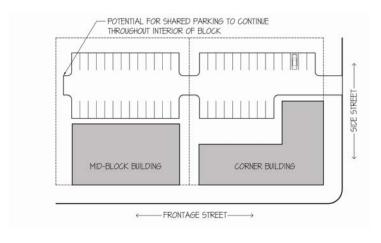
Structured parking is allowed and will be set behind the building with access primarily off an alley or secondary street. Parking structures shall be allowed to abut the public right-of-way and/or primary frontage only when the first two floors that face the public street are developed as retail/commercial space.

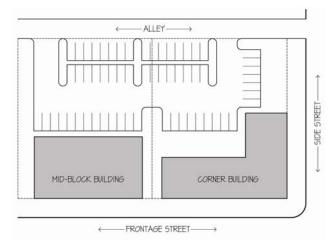




(D) Access to Off-Street Parking:

- (1) Within the development corridors, alleys shall be the primary access point for off-street parking. Parking will be allowed along the alley and will be head-in, diagonal, or parallel.
- (1) When an alley crosses the public way, all ADA requirements will be met as will setback and site line requirements.

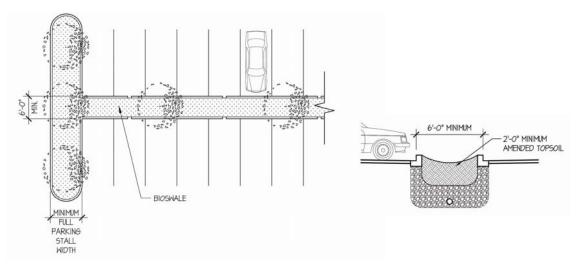




- (3) Corner lots that have both rear and side street access shall access parking through the rear of the lot.
- (4) Where alleys are incorporated into parking lot drive aisles, access to adjoining properties will be maintained. Shared parking and access across property lines will be encouraged. If no alley exists, then access across adjacent properties will be maintained through the parking lots.

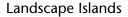
§ 214.180.123 PARKING LOT LANDSCAPING REQUIREMENTS

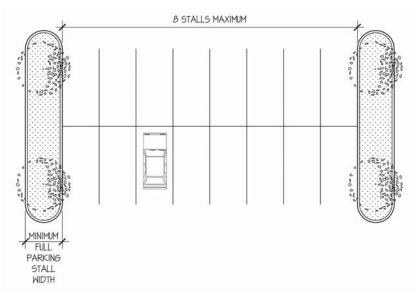
- (A) Between each bay of parking, regardless of orientation, a continuous landscape strip, measuring a minimum of six (6) feet from back of curb to back of curb, will be provided. The landscape strip will terminate into end island landscape areas, which will measure ten (10) feet by the full depth of the adjacent parking stalls and the landscape strip.
- (B) The landscape strip will be designed to be a bioswale for stormwater management and will include, at a minimum, one (1) 2 1/2" caliper tree for every one-hundred (100) square feet of surface area, and be planted with grass, shrubs, and/or living groundcover. In order to accommodate stormwater flow into the bioswale, curb cuts will be provided at every third parking stall. The submitting party will provide details for review by the Town.



(C) The end island planters will include two (2) 2 1/2" caliper trees, one at each parking stall. The end island is not required to be a bioswale.

(D) At the discretion of the Town of Highland, landscape strips may be substituted with landscape islands. No more than eight (8) consecutive parking stalls will be allowed without a landscape island that measures the full width of the parking stall, including curbs.





§ 214.180.124 ADDITIONAL LOADING REQUIREMENTS

Developments within the Gateway, Corridor and Downtown Sub-Districts shall comply with § 214.230 and § 214.231 of the Highland Municipal Code.

§ 214.180.125 GARBAGE COLLECTION

- (A) Refuse containers and dumpsters shall be located behind buildings with access only from alleys or interior block parking areas.
- (B) Refuse containers and dumpsters must be screened from view with wood or masonry enclosures that complement or match the adjacent building.

Storm Water Management Plan

§ 214.180.130 PURPOSE

Every development, regardless of size and use, shall be responsible for the stormwater that it generates. Through the use of Best Management Practices (BMP's) to protect onsite and offsite water resources, a variety of BMP's can preserve site hydrology and maintain or reduce pre-development run-off volumes and rates. To be most effective, it is recommended that a project include several BMP's to meet the requirements set forth in this section.

§ 214.180.131 STORM WATER MANAGEMENT

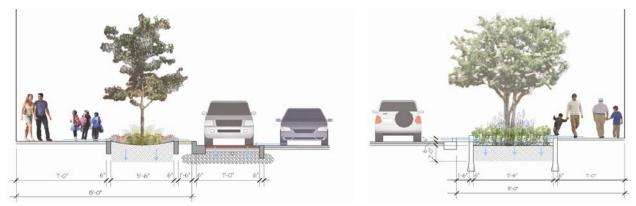
Every Development shall at all times have in place a Plan approved by the Town of Highland that articulates sustainable stormwater management initiatives. In addition to such other requirements as the Town may set forth by regulation, the Storm Water Management Plan shall include the following:

- (A) Provisions for Storm Water Management:
 - (1) Rate Control. Storm water drainage systems shall manage the peak rate of discharge from the Development, incorporating the maximum permissible release rate allowed by the Town of Highland. There will be no direct discharge of storm water into local rivers or waterways from any of the Development Corridors.
 - (2) Volume Control. Storm water drainage systems shall reduce the volume of runoff from a Development by one of the following measures:
 - Capture first one-half inch of runoff from all impervious surfaces in accordance with volume control BMP's; or
 - Achieve a fifteen (15) percent reduction in impervious surfaces from existing conditions.
- (B) Provisions for sediment and erosion control.
- (C) Provisions for operations and maintenance.

§ 214.180.132 SUGGESTED STORM WATER MANAGEMENT TECHNIQUES:

It is suggested that multiple Storm Water Management Techniques (Best Management Practices or BMP's) be applied to a development parcel in order to accomplish the above stated rate and volume controls. Suggested BMP's may include, but are not limited to the following:

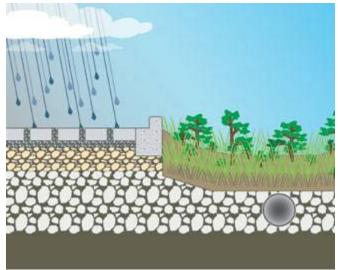
(A) Bioswale – a vegetated swale that infiltrates run-off from impervious surfaces. Rain will not stand for more than four (4) hours in a bioswale



before infiltrating. A bioswale often includes a perforated pipe for emergency overflow situations.

- (B) Filter Strips a landscape strip usually underlain by open graded aggregate with no fines.
- (C) Permeable Pavers a paving system that allows water to move through the driving surface into the stone base below.





(D) Vegetated Roof – a vegetated roof system designed to detain rain water on the buildings roof. In general, the vegetated roof is planted with species adaptable to drought conditions.









(E) Cistern – a closed system that re-uses rain water for various landscape uses and/or internal building recycling.





NRDC Cistern, before and after

(F) Rain Garden – a vegetated garden space that infiltrates rain water.





- (G) Native Vegetation refers to the use of plants indigenous to mid-state Indiana, which intercept rain water and are highly drought tolerant.
- (H) Perforated Pipe wherever possible, the use of permeable pipe embedded in open-graded aggregate, in lieu of concrete pipe, will be the preferred method for stormwater conveyance.



§ 214.180.133 CHANGE OF OWNERSHIP:

Upon a change of ownership of a Regulated Development, each new Owner of the Regulated Development or any part thereof shall comply with the approved Storm Water Management Plan for that Regulated Development until such time as the Building Commissioner approves an amendment or other modification of the Plan for that Development.

Planned Unit Development

§ 214.180.140 PURPOSE

The purpose of this subchapter is to provide greater design flexibility in the development of land in the Gateway, Corridor and Downtown Sub-Districts. The use of planned unit develops shall be encouraged when such use promotes a harmonious variety of uses, and/or provides for an economy of shared services and facilities, and/or are compatible with surrounding areas and/or foster the creation of attractive, healthful, efficient and stable environments for living, shopping or working.

§ 214.180.141 GENERAL PROVISIONS

- (A) Planned Unit Developments in the Gateway, Corridor and Downtown Sub-Districts shall comply with §214.190 and §214.192 through and including §214.201.
- (B) Planned Unit Developments in the Gateway, Corridor and Downtown Sub-Districts are exempt from §214.191.

§ 214.180.142 PLANNED UNIT DEVELOPMENT CLASSIFICATIONS

- (A) Planned unit developments allowed within the Gateway, Corridor, and Downtown Sub-Districts shall be one of the following Classifications.
- (B) Planned unit development; Residential. Any development consisting of not less than one-half (1/2) of an acre in which more than fifty (50) percent of the interior floor area of all buildings to be included in the development is used for residential purposes and/or those accessory purposes customarily related to residential use.
- (C) Planned unit development: Business. Any development consisting of not less than one-half $\binom{1}{2}$ of an acre in which all of the interior floor area of all buildings to be included in the development is to be used for business or commercial purposes.

DEFINITIONS

§ 214.180.150 DEFINITIONS

- (A) *Appurtenance*. Any built-in, non-structural portion of a building or site, such as doors, windows, ventilators, mechanical equipment, light poles, etc.
- (B) **Awning**. A roof like covering of canvas, or the like, often adjustable, over a window, door, etc., to provide protection against the sun, rain and wind.
- (C) **Canopy.** A covered area which extends from the wall of a building, protecting an entrance or loading lock.
- (D) **Drive-In**. Establishment which offers goods or services directly to customers waiting in parked motor vehicles and intended to be primarily consumed on the premises.
- (E) **Drive-Thru**. Establishment which offers goods or services directly to customers waiting in idling cars and intended to be consumed primarily off of the premises.
- (F) *High-albedo Material*. A light colored material or other material with a high reflective power.
- (G) *Mansard Roof.* A roof having a double slope on all four sides, the lower slope being much steeper.
- (H) *Market Rent*. The amount for rent that can be charged by pricing the rent at a level near that of similar properties in the market area. Not subsidized or rent-controlled.
- (I) *Market Value*. The highest price in terms of money which a property will bring in a competitive, and open market and under all conditions required for a fair sale with the buyer and seller acting prudently with knowledge and neither being affected by undue pressure.
- (J) **Shed Roof**. A roof shape having only one sloping pane.
- (K) **Story**. The space in a building between floor levels, or between a floor and a roof above, or a major architectural division, even where no floor exits, as a tier or a row of windows.
- (L) **Vegetated Roof.** A roof system designed to hold rain water and/or reduce heat island effect by replacing heat-absorbing surfaces with plants, shrubs and small trees that cool the air through evaporation of water from leaves.